



County of San Diego – Addendum 1 Developer Questions 4/8/16

QUESTION – Can any screening be applied to the top level of the existing County parking structure?

COUNTY ANSWER – County could consider screening or shade structures installed and maintained at developer expense.

QUESTION – Can we cantilever over the existing parking structure?

COUNTY ANSWER – No; the County parking structure should be treated as an unrelated property.

QUESTION – May Parcel 3 develop the area above the 33' easement at the southern edge of Parcel 2?

COUNTY ANSWER – The ground lease will be for both Parcel 2 and Parcel 3. County anticipated that the proposed project will build over the 33' easement.

QUESTION – Are you expecting to develop Parcel 1 in the future which would result in blocked views from either Parcel 2 or 3?

COUNTY ANSWER – The garage was completed in 2015. There are no current plans to further develop Parcel 1; however, County reserves the right to redevelop Parcel 1.

QUESTION – Will you be following Civic San Diego PDO?

COUNTY ANSWER – This would be a private project situated on County-owned property located within another jurisdiction. The County is not the lead agency/permitting authority. The developer will be responsible for determining permitting authority and following all applicable ordinances.



QUESTION – Is the project expected to follow the PDO?

COUNTY ANSWER – This would be a private project situated on County-owned property located within another jurisdiction. The County is not the lead agency/permitting authority. The developer will be responsible for determining permitting authority and applicable ordinances.

QUESTION – Will Civic San Diego be reviewing the project?

COUNTY ANSWER – This would be a private project situated on County-owned property located within another jurisdiction. The County is not the lead agency/permitting authority. Civic San Diego would be reviewing the project, however, it remains the developers responsibility to determine the permitting authority.

QUESTION – With the height variance of 60' at the north boundary of the site, can we project the 45 degree LISA envelope angle from that elevation?

COUNTY ANSWER – County would not be responsible for reviewing the LISA and determining what is permitted.

QUESTION – Can the proposed building at either parcel 2 or 3 tie into or utilize the County's parking structure's structural system?

COUNTY ANSWER – The neighboring parking structure can be used for vehicle ingress and egress and circulation. County will consider proposals where the drive isles penetrate through the southern wall of the parking structure. Buildings should be separate from the parking structure and maintain any required seismic separations.



QUESTION – Is county owned land exempt from property taxes?

COUNTY ANSWER – The leasehold interest is subject to possessory interest tax and payment of the tax would be the responsibility of the lessee. The lease for the property would include a provision similar to the following:

Creation of Possessory Interest. Pursuant to the provisions of State of California Revenue and Taxation Code Section 107.6, Lessee is advised that the terms of this Lease may result in the creation of a possessory interest. If a possessory interest is vested in Lessee, Lessee may be subjected to the payment of real property taxes levied on the possessory interest. Lessee shall be solely responsible for the payment of any real property taxes. Lessee shall pay all taxes when due, and shall not allow any taxes, assessments or fees to become a lien against the Premises or any Improvements on the Premises. Lessee shall not be prevented or prohibited from contesting the validity of any tax, assessment or fee in a manner authorized by law.

QUESTION – Will the CADS be made available to the developers for: the neighboring parking structure, Premises and ALTA?

COUNTY ANSWER – Approved developers can obtain one (1) copy of the CADS for the neighboring parking structure and Premises by sending a 5GB flash drive to the County Contact. The ALTA is posted on the County RFP website as a PDF.
